Attorney or Party Name, Address, Telephone & FAX Numbers, and California State Bar Number IRV M. GROSS (SBN 53659) TIMOTHY J. YOO (SBN 155531) ROBINSON, DIAMANT & WOLKOWITZ, APC 1888 Century Park East, Suite 1500 Los Angeles, CA 90067 (310) 277-7400 (310) 277-7584 UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA In re: MARIA VISTA ESTATES, A California General Partnership,	FOR COURT USE ONLY CASE NO.: 9:07-bk-10362-R
Debtor(s).	
NOTICE OF SALE OF ESTATE	
Sale Date: October 22, 2009 Time: 3:0	0 p.m.
Location: U.S. Bankurptcy Court, 1415 State St., Courtroom 20	1, Santa Barbara, CA 93101
Type of Sale: Public x Private Last date to file objet October 15, 2009 Description of Property to be Sold: (1) Approximately 84 acres of rea 2) Tangible personal property and intangible property; and 3) Mechanics' Lien Reserve Terms and Conditions of Sale: Trustee will sell and transfer assets complaint and Buyer will pay purchase price set forth below.	al property located in Nipomo, CA;
Proposed Sale Price: See attached Overbid Procedure (If Any): N/A	
If property is to be sold free and clear of liens or other interests, list date,	time and location of hearing:
Contact Person for Potential Bidders (include name, address, telephone, Irv M. Gross, Esq. Robinson, Diamant & Wolkowitz, A Profession 1888 Century Park East, Suite 1500	·
Los Angeles, CA 90067	
Tel.(310) 277-7400; Fax: (310) 277-75	584
Date: September 29, 2009	

Attachment to Notice of Sale of Estate Property

Proposed Sale Price: Buyer, at closing, shall pay to the Trustee the purchase price consisting of sum of (a) (i) \$300,000.00 in cash, plus (ii) an amount equal to the difference between (x) the insurance premiums of \$105,539.60 paid by the Trustee for certain general liability and property insurance with respect to the Real Property (the "Insurance Premiums") and (y) the short rate rebate recoverable by the Trustee on account of the Insurance Premiums on the closing date (whether or not the Trustee actually recovers such short rate rebate) (collectively, the "Cash Payment"), plus (b) the acceptance of title to the Real Property subject to (i) the Bank's Original Construction Deed of Trust, the Bank's Amended Construction Deed of Trust and Bank's Second Construction Deed of Trust, (ii) the Mechanics' Liens and (iii) any non-monetary liens or encumbrances that were recorded against the Real Property prior to the recordation of the Bank's Original Construction Deed of Trust.

In re MARIA VISTA ESTATES, A California General Partnership,		CHAPTER: 7
	Debtor(s).	CASE NO.: 9:07-bk-10362-R

NOTE: When using this form to indicate service of a proposed order, **DO NOT** list any person or entity in Category I. Proposed orders do not generate an NEF because only orders that have been entered are placed on a CM/ECF docket.

PROOF OF SERVICE OF DOCUMENT			
lam over the age of 18 and no 1888 Century Park Eas		e or adversary proceeding. My business address is ngeles, CA 90067	:
		as NOTICE OF SALE OF ESTATE PROPER will be served or was served (a) (d), and (b) in the manner indicated below:	
Order(s) and Local Bankruptcy the document. On	Rule(s) ("LBR"), the foregoingI checke at the following person(s) are or	ECTRONIC FILING ("NEF") - Pursuant to control document will be served by the court via NEF and the CM/ECF docket for this bankruptcy case on the Electronic Mail Notice List to receive NEF trans	hyperlink to or adversary
		Service information continued on atta	iched page
On <u>September 29, 2009</u> bankruptcy case or adversary Mail, first class, postage prepa	I served the following per proceeding by placing a true and id, and/or with an overnight maid by judge will be completed no late. Riblet	method for each person or entity served): rson(s) and/or entity(ies) at the last known addres d correct copy thereof in a sealed envelope in the U il service addressed as follow. Listing the judge here ter than 24 hours after the document is filed.	Inited States
	101 Via Overnite Exp r	ress Mai1 Service information continued on atta	iched page
served): Pursuant to F.R.Civ.P and/or entity(ies) by personal d	b. 5 and/or controlling LBR, on elivery, or (for those who conse the judge here constitutes a	SMISSION OR EMAIL (indicate method for each per location of the following service method) by facsimile to declaration that mailing to the judge will be completed.	rson or entity ng person(s) transmission
		Service information continued on atta	ached page
I declare under penalty of perj	ury under the laws of the Unite	ed States of America that the foregoing is true and	
September 29, 2009 Date	ADELAIDA OLVERA Type Name	Signature	
Date	i ype i vaino	Orginatare	